

**SUMTER COUNTY BOARD OF COMMISSIONERS
EXECUTIVE SUMMARY**

SUBJECT: Transfer of the Lake Deaton Park, Oxford Park, and Oxford Community Center to the City of Wildwood Per the Interlocal Service Boundary Agreement Adopted By Ordinance

REQUESTED ACTION: Approve the Transfer by Quit Claim Deeds

☐ Work Session (Report Only) **DATE OF MEETING:** 9/8/2009
☒ Regular Meeting ☐ Special Meeting

CONTRACT: ☒ N/A Vendor/Entity: _____
Effective Date: 10/1/2009 Termination Date: _____
Managing Division / Dept: _____

BUDGET IMPACT: N/A
☐ Annual **FUNDING SOURCE:** _____
☐ Capital **EXPENDITURE ACCOUNT:** _____
☒ N/A

HISTORY/FACTS/ISSUES:

The Sumter County Board of County Commissioners and the City of Wildwood adopted by ordinance their interlocal service boundary agreement in which the above named parks would transfer effective October 1, 2009 into the possession of the City of Wildwood.

The Quit Claim Deed for Lake Deaton does require approval by the City of Wildwood due to conditions placed on the acquisition of equipment pertinent to a FRDAP grant. By executing the quit claim deed, the City of Wildwood acknowledges the acceptance of the responsibility of the terms of the grant requirements. This language was approved by the State staff and pending their in house council approval of the same.

TOTAL CONSIDERATION = **\$0.00**

THIS INSTRUMENT PREPARED BY AND RETURN TO:

DERRILL L. MCATEER, ESQ.
THE HOGAN LAW FIRM, LLC
20 S. Broad Street
Post Office Box 485
Brooksville, Florida 34605-0485
(352) 799-8423

Parcel I.D.#:

SPACE ABOVE THIS LINE FOR RECORDER'S USE ONLY

QUIT CLAIM DEED

This Quit Claim Deed made this ____ day of September, 2009, by and between **SUMTER COUNTY**, a political subdivision of the State of Florida, whose mailing address is 910 N Main Street, Bushnell, FL 33513 hereinafter "**Grantor;**" and **The City of Wildwood**, a municipality of the State of Florida whose mailing address is 100 N. Main Street, Wildwood, Florida 34785, hereinafter "**Grantee.**"

WITNESSETH, that said Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, does hereby remise, release, and quitclaim to the said Grantee, and Grantee's heirs and assigns forever, all the right, title, interest, claim and demand which Grantor has in and to the following described land, situate, lying, and being in **Sumter County, Florida** to-wit:

AS SET FORTH IN EXHIBIT "A"

This document is prepared without benefit of title exam, title insurance, or opinion.

TO HAVE AND TO HOLD, the same together with all and singular the appurtenances thereto belonging or in anywise appertaining, and all the estate, right, title interest, lien, equity and claim whatsoever of Grantors, either in law or equity, for the use, benefit and profit of the said Grantee forever, provided that Grantee maintains the Property as an outdoor recreation park, for the benefit of the general public, in perpetuity. Furthermore, should Grantee set fees for usage of the Property by the general public, such fees shall not distinguish in amount with relation to the residency of the public user. Failure to maintain the Property as an outdoor recreation park and comply with the fee limitation stated herein shall result in the reversion of the Property to Grantor.

IN WITNESS WHEREOF, Grantor has caused these presents to be executed in its name by its Board of County Commissioners acting by the chair of said board, the day and year aforesaid.

ATTEST:

SUMTER COUNTY, a political
subdivision of the State of Florida

Deputy Clerk
Sumter County, Florida

By: GARRY BREEDEN,
Chairman Sumter County Board
of County Commissioners

STATE OF FLORIDA)
COUNTY OF SUMTER)

I HEREBY CERTIFY that on this day personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments, Garry Breedon, as Chairman of the Sumter County Board of County Commissioners, and _____, as Deputy Clerk, who is personally known to me or who produced _____ as identification and who did/did not take an oath and he/she acknowledged before me that he/she executed the same freely and voluntarily for the purposes therein expressed on _____ day of September 2009.

(SEAL)

Notary Public

Notary Name Printed
My Commission Expires:

ATTEST:

Florida

THE CITY OF WILDWOOD, a
Municipality of the State of

CITY CLERK
Wildwood, Florida

By: EDWARD WOLF, Mayor
As to reversionary clauses

STATE OF FLORIDA)
COUNTY OF SUMTER)

I HEREBY CERTIFY that on this day personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments, Edward Wolf, Mayor of The City of Wildwood, and _____, as City Clerk, who is personally known to me or who produced _____ as identification and who did/did not take an oath and he/she acknowledged before me that he/she executed the same freely and voluntarily for the purposes therein expressed on _____ day of September, 2009.

(SEAL)

Notary Public

Notary Name Printed
My Commission Expires

EXHIBIT "A"

That portion of the SW 1/4 of the SE 1/4 of Section 15, Township 19 South, Range 23 East, Sumter County, Florida, described as follows: Commence at the Southeast corner of said SW 1/4 of the SE 1/4 of said Section 15, thence run N00°00'00"E (North) along the East line of said SW 1/4 of SE 1/4, a distance of 148.35 feet to a found 4" X 4" concrete monument at the Northerly right-of-way line of the S.C.L. Railroad (tracks abandoned) and the POINT OF BEGINNING of this description, from said point thence run N52°05'30"W along the Northerly right-of-way line of said S.C.L. Railroad, a distance of 928.02 feet to a found 4" X 4" concrete monument, thence departing said right-of-way line, run N38°06'25"E along the monumented Westerly boundary of lands described in Official Records Book 534, Page 856, Public Records of Sumter County, Florida, a distance of 745.60 feet to a found 4" X 4" concrete monument, continue N38°06'25"E 20 feet, more or less to the waters edge of Lake Deaton, thence Southeasterly along said waters edge to a found 6" X 6" concrete monument at said waters edge and at the East line of said SW 1/4 of SE 1/4, thence departing Lake Deaton run S00°00'00"E (South) along the East line of said SW 1/4 of SE 1/4, a distance of 757.64 feet to the POINT OF BEGINNING.

SUBJECT TO a 50 foot Easement and/or right-of-way along the South side of lands described in Official Records Book 534, Page 856, Public Records of Sumter County, Florida.
For the benefit and personal use of Baker Properties, Inc. and is Non-Assignable or Transferrable by Baker Properties, Inc.

TOTAL CONSIDERATION = **\$0.00**

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WITNESSETH, that said Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, does hereby remise, release, and quitclaim to the said Grantee, and Grantee's heirs and assigns forever, all the right, title, interest, claim and demand which Grantor has in and to the following described land, situate, lying, and being in **Sumter County, Florida** to-wit:

AS SET FORTH IN EXHIBIT "A"

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TO HAVE AND TO HOLD, the same together with all and singular the appurtenances thereto belonging or in anywise appertaining, and all the estate, right, title interest, lien, equity and claim whatsoever of Grantors, either in law or equity, for the use, benefit and profit of the said Grantee forever.

IN WITNESS WHEREOF, Grantor has caused these presents to be executed in its name by its Board of County Commissioners acting by the chair of said board, the day and year aforesaid.

ATTEST:

SUMTER COUNTY, a political
subdivision of the State of Florida

Deputy Clerk
Sumter County, Florida

By: GARRY BREEDEN,
Chairman Sumter County Board
of County Commissioners

STATE OF FLORIDA)
COUNTY OF SUMTER)

I HEREBY CERTIFY that on this day personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments, Garry Breedon, as Chairman of the Sumter County Board of County Commissioners, and _____, as Deputy Clerk, who is personally known to me or who produced _____ as identification and who did/did not take an oath and he/she acknowledged before me that he/she executed the same freely and voluntarily for the purposes therein expressed on _____ day of September 2009.

(SEAL)

Notary Public

Notary Name Printed
My Commission Expires:

EXHIBIT "A"

That portion of Lots 1 and 2 of OXFORD, a subdivision of the S 1/2 of the NW 1/4 of Section 17, Township 18 South, Range 23 East, according to the plat thereof recorded in Plat Book 1, Pages 32 and 33 of the Public Records of Sumter County, Florida, described as follows:

For a Point of Reference, commence at the intersection of the North line of said S 1/2 of NW 1/4 with the centerline of the Seaboard Coastline Railroad Company's Main Line, Baldwin-Wildwood track; thence run N89°49'50"W along the North line of said S 1/2 of NW 1/4, a distance of 250.75 feet to the POINT OF BEGINNING of this description, from said point continue N89°49'50"W along said North line a distance of 450.66 feet, thence S00°02'31"W along the East right-of-way line of County Road No. 107, a distance of 266.42 feet to the North right-of-way line of Main Street, thence S89°43'26"E along the North right-of-way line of Main Street, a distance of 508.33 feet, thence N12°07'27"W a distance of 273.64 feet to the POINT OF BEGINNING.

LESS right-of-way for County Road No. 466 across the North side thereof.

TOTAL CONSIDERATION = \$0.00

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Lots 1,2,3, and 4, Block 10, Bogue's Subdivision, Oxford, Section 17, Township 18 South Range 23 East.

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(SEAL)

Notary Public

Notary Name Printed
My Commission Expires: